



## Ingram Street, Leeds, LS11 9BR, £110,000

A lovely large studio apartment located on the fourth floor in the popular Manor Mills development, the apartment features well maintained laminate flooring with a large open plan layout to maximise the use of the space. It has a modern style bathroom with small mosaic tiles throughout and a compact but functional kitchen including dishwasher. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Close to Leeds City Station, the M621 motorway and the business district.

The apartment is currently let until September 2026 achieving £725 per month (without parking).

EPC Rating C.  
Council tax band A.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

